

1433

EASTSHORE HWY, BERKELEY, CA

FOR SALE OR LEASE

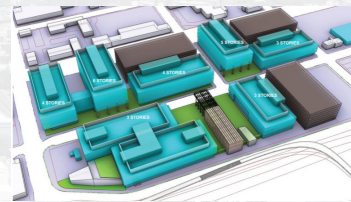
INDUSTRIAL LAND IN
BERKELEY ±40,000 SF



CBRE

THE BERKELEY FORGE DEVELOPMENT

Developer planning to build an approximately 900,000 SF life science campus on the surrounding 10 acres.



[CLICK HERE FOR ARTICLE](#)

GILMAN EXIT

EASTSHORE HWY

SECOND STREET

PAGE STREET



PROPERTY OVERVIEW

This opportunity is located in the heart of West Berkeley directly off the freeway within walking distance to the Fourth Street district and less than 5 miles away from the University of California, Berkeley.

CURRENT ZONING: M (MANUFACTURING)

Proposed Zoning Amendment:

Berkeley City Council referred to the Planning Commission the creation of a zoning overlay within an approximately 11-acre area in West Berkeley from M (Manufacturing) to a new district called M-RD (Manufacturing, Research and Development).

Proposed M-RD District:

The M-RD district would permit a variety of uses, including office, industrial and heavy commercial, laboratory, light manufacturing, and R&D.



Size: ±40,000 SF (One Parcel)

Divisible For Lease



Phase 1 Complete



Asphalt



New 8' Iron fence



Quick freeway access



High Traffic Count



Sale Price:

~~\$3,850,000~~ \$3,200,000



Rental Rate:

\$15,000 NNN

*Disclosure: Buyer shall confirm all zoning & property related information separately and not rely on this brochure.



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BERKELEY, CA

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